

073.0

0001

0020.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

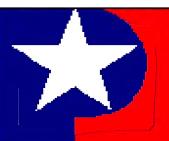
814,800 / 814,800

USE VALUE:

814,800 / 814,800

ASSESSED:

814,800 / 814,800


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
80		COLLEGE AVE, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: TOWER DANA & CARRIE	
Owner 2:	
Owner 3:	

Street 1: 80 COLLEGE AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: MILLER MATTHEW D -

Owner 2: MILLER SALAMAT NAZILA -

Street 1: 80 COLLEGE AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 9,095 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Wood Shingle Exterior and 2302 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9095		Sq. Ft.	Site		0	70.	0.76	5									484,994						485,000	

## IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										46113
										GIS Ref
										GIS Ref
										Insp Date
										11/06/18

!6135!

## USER DEFINED

Prior Id # 1:	46113
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	20:56:36
LAST REV	
Date	Time
10/26/20	11:24:05
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Parcel ID										
073.0-0001-0020.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	222,200	0	9,095.	485,000	707,200	707,200	Year End Roll	12/18/2019
2019	101	FV	226,100	0	9,095.	491,900	718,000	718,000	Year End Roll	1/3/2019
2018	101	FV	226,100	0	9,095.	367,200	593,300	593,300	Year End Roll	12/20/2017
2017	101	FV	226,100	0	9,095.	332,600	558,700	558,700	Year End Roll	1/3/2017
2016	101	FV	226,100	0	9,095.	318,700	544,800	544,800	Year End	1/4/2016
2015	101	FV	225,000	0	9,095.	270,200	495,200	495,200	Year End Roll	12/11/2014
2014	101	FV	225,000	0	9,095.	256,400	481,400	481,400	Year End Roll	12/16/2013
2013	101	FV	225,000	0	9,095.	243,900	468,900	468,900		12/13/2012

## SALES INFORMATION

TAX DISTRICT										PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
MILLER MATTHEW	72106-514	1	1/9/2019	Change>Sale	705,000	No	No				
REIS LUIS A & M	49959-546		8/17/2007		472,400	No	No				
	16294-309		7/1/1985		185,000	No	No	Y			

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/26/2020	996	Wood Dec	44,842	O				
4/26/2019	567	Heat App	3,500	C				
2/22/2019	222	Heat App	600	C				
12/19/2018	1914	Addition	150,000	O				msuite add + gut
8/25/2015	2019	Porch	7,394	8/25/2015				Addition of pt. de
7/24/2015	1004	Manual	5,100	7/24/2015				Construction of ne
9/19/2007	830	New Wind	7,000					

## ACTIVITY INFORMATION

Date	Result	By	Name
6/3/2020	Permit Visit	DGM	D Mann
11/6/2018	MEAS&NOTICE	BS	Barbara S
12/5/2008	Meas/Inspect	345	PATRIOT
11/13/1999	Inspected	256	PATRIOT
11/3/1999	Mailer Sent		
10/15/1999	Measured	266	PATRIOT
7/28/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA / / /

